

ZON04-00089

WAYMORE

MESA

MESA

**A-2
sp**

C-3

**C-4
SC**

Subject Property

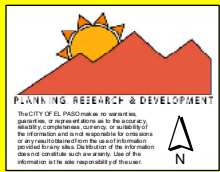
R-3

C-1

R-3

**C-1
SC**

C-3



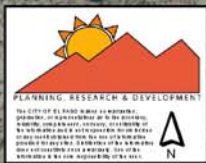
ZON04-00089

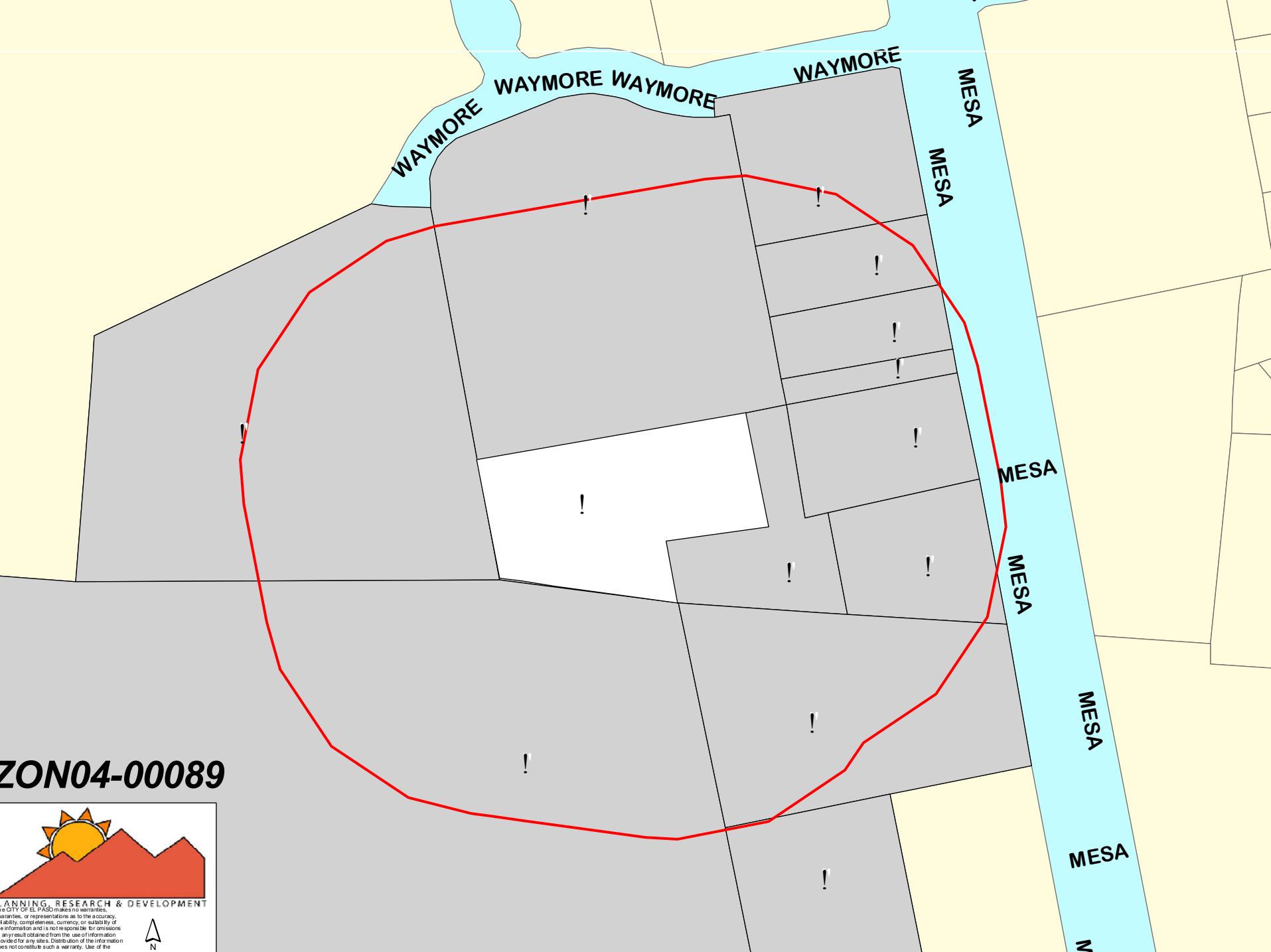
WAYMORE

MESA

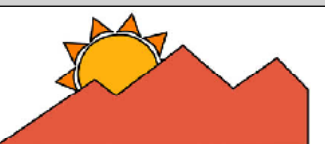
MESA

Subject Property






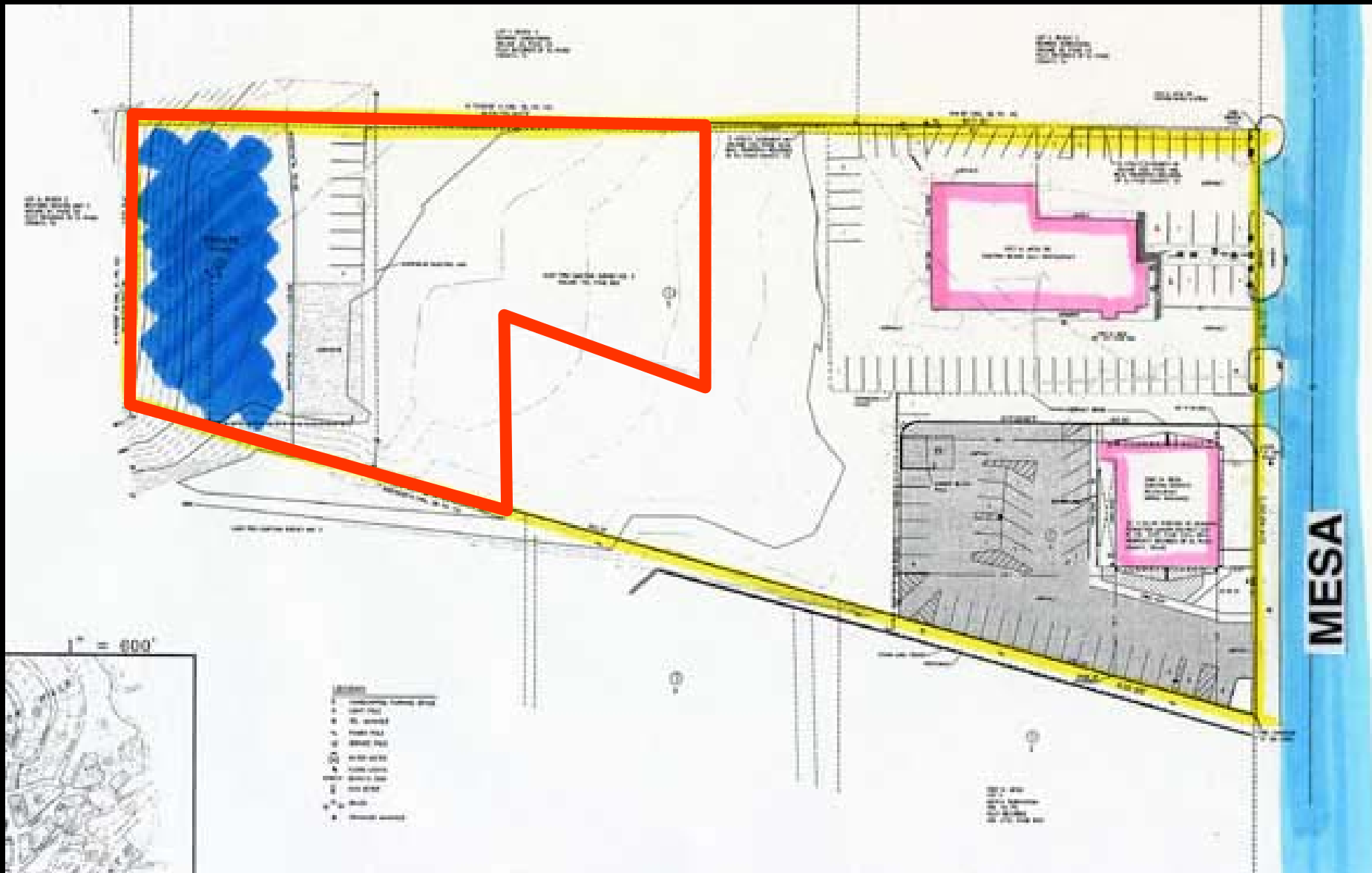
ZON04-00089



PLANNING, RESEARCH & DEVELOPMENT

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ZON04-00089









ZON04-00089





ZON04-00089



ZON04-00089



ZON04-00089

WAYMORE

**A-2
sp**

C-3

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**C-4
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Subject Property

R-3

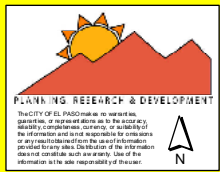
C-1

R-3

MESA

**C-1
SC**

C-3



"RETAIN FOR SUBSEQUENT COUNCIL PUBLIC HEARING"



CITY OF EL PASO, TEXAS
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT

M E M O R A N D U M

04 OCT 20 11:11

TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager
Patricia D. Adauto, Deputy City Manager
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

FROM: Fred Lopez, Urban Planner / Zoning Coordinator *FL*

SUBJECT: Council Agenda Item (Ordinance)
Introduction: Oct. 5, 2004
Public Hearing: Oct. 26, 2004

DATE: October 1, 2004

The following item has been scheduled for City Council action as noted above. Relevant information is attached. If you have any questions, please contact me at 541-4925.

A. AN ORDINANCE CHANGING THE ZONING OF A PORTION OF HART PRE-EMPTION SURVEY NO. 2, EL PASO, EL PASO COUNTY, TEXAS FROM A-2 (APARTMENT) TO C-3 (COMMERCIAL). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE. APPLICANT: MIMCO. ZON04-00089 (DISTRICT 1)

Office Use Only			
Mayor's Office (2 copies):	date: 10/1/04	time: _____	by: <i>[Signature]</i>
Representative District 1:	date: _____	time: _____	by: _____
Representative District 2:	date: 10/1/04	time: 2:00	by: <i>[Signature]</i>
Representative District 3:	date: _____	time: _____	by: _____
Representative District 4:	date: 10-1-04	time: 2:00	by: <i>[Signature]</i>
Representative District 5:	date: _____	time: _____	by: _____
Representative District 6:	date: 10-1-04	time: 2:00	by: <i>[Signature]</i>
Representative District 7:	date: 10/1/04	time: 2:00	by: <i>[Signature]</i>
Representative District 8:	date: _____	time: _____	by: _____
City Attorney's Office:	date: 10/1/04	time: 2:00	by: <i>[Signature]</i>



PLANNING, RESEARCH AND DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: October 1, 2004

TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager
Patricia D. Adauto, Deputy City Manager
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

FROM: Fred Lopez, Urban Planner / Zoning Coordinator

SUBJECT: **ZON04-00089:** A portion of Hart Pre-Emption Survey No. 2
LOCATION: 4017 N. Mesa Street
REQUEST: From: A-2 (Apartment);
To: C-3 (Commercial)

The City Plan Commission (CPC), on August 5, 2004, voted **5 - 0** to recommend **APPROVAL** of rezoning the subject property from A-2 (Apartment) to C-3 (Commercial), concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

There was **NO OPPOSITION** to this request.

Attachment: Location Map

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF HART PRE-EMPTION SURVEY NO. 2, EL PASO, EL PASO COUNTY, TEXAS FROM A-2 (APARTMENT) TO C-3 (COMMERCIAL). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of a *portion of Hart Pre-Emption Survey No. 2, El Paso, El Paso County, Texas* be changed from A-2 (Apartment) to C-3 (Commercial), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2004.

THE CITY OF EL PASO

Joe Wardy
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:

Fred Lopez, Zoning Coordinator
Planning, Research & Development

For: Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:

Matt Watson, Assistant City Attorney
4611/Planning/7/ORD- Zoning Change MW

9/27/2004

ORDINANCE NO. _____

Zoning Case No. ZON04-00089

Being a portion of Hart Pre-emption Survey No. 2
City of El Paso, El Paso County, Texas
Prepared for: Mimco
September 23, 2004

Exhibit "A"

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Hart Pre-emption Survey No. 2, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a chiseled x on concrete sidewalk for the northeast corner of Mesita Subdivision as recorded in volume 20, Page 13, Plat records of El Paso County, Texas, said point also being on the westerly right of way line of Mesa Avenue, thence along said right of way line North 14°40'00" West a distance of 316.73 feet to a point, thence leaving said right of way line South 75°25'10" West a distance of 300.51 feet to a point for THE "TRUE POINT OF BEGINNING

Thence South 75°25'10" West a distance of 317.30 feet to a point;

Thence South 14°34'50" East a distance of 155.84 feet to a point;

Thence South 89°59'40" East a distance of 212.45 feet to a point;

Thence North 14°22'10" West a distance of 100.00 feet to a point;

Thence South 89°49'10" East a distance of 114.31 feet to a point;

Thence North 14°15'11" West a distance of 138.47 feet to the "TRUE POINT OF BEGINNING" and containing 1.1789 acres of land more or less.

NOTE: Bearings based on Warranty deed recorded in Volume 520, Page 1462, Real Property Records of El Paso County, Texas

R. R. C.

Ron R. Conde
R.P.L.S. No. 5152



job #404-35 R.C.
LGL-04\40435.LGL

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

Z0404 - 0000A

STAFF REPORT

Rezoning Case: ZON04-00089

Property Owner(s): Mimco

Applicant(s): Mimco

Representative(s): Conde, Inc.

Legal Description: A portion of Hart Pre-Emption No. 2

Location: 4017 N. Mesa Street

Representative District: # 1

Area: 1.175 Acres

Present Zoning: A-2 (Apartment)

Present Use: Vacant

Proposed Zoning: C-3 (Commercial)

Proposed Use: Commercial development

Surrounding Land Uses:

North -	A-2/sp (Apartment/special permit) /
South -	R-3 (Residential) /
East -	C-3 (Commercial) /
West-	C-4/sc (Commercial/special contract) /

Year 2025 Designation: **Mixed-Use** (Northwest Planning Area)

**CITY PLAN COMMISSION HEARING, August 5, 2004,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

ITEM #19

Zoning Case: ZON04-00089

General Information:

The applicant is requesting a rezoning from A-2 (Apartment) to C-3 (Commercial) in order to permit commercial development. The property is 1.175 acres in size and is currently vacant. The proposed concept plan shows a continuation of the existing commercial development accessed via Mesa St. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning Department has received no calls or letters in support or opposition to this request.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from A-2 (Apartment) to C-3 (Commercial).

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

The Year 2025 Projected General Land Use Map for the Northwest Planning Area designates this property for Mixed land uses.

C-3 (Commercial) zoning permits commercial development and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the C-3 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will commercial development be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:

No zoning comments.

Engineering Department, Development Division Notes:

See Enclosure 1.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns. Note: Sidewalks and driveways shall comply with City code.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

See Enclosure 2.

Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Northwest Planning Area designates this property for Mixed land uses.
- B. C-3 (Commercial) zoning permits commercial development and is compatible with adjacent development.

ATTACHMENT: Site Plan; Enclosure 1, Enclosure 2.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

Engineering Department
DEVELOPMENT DIVISION
COMMENTS

TO: PLANNING DEPARTMENT

DATE: July 20, 2004

FROM: ENGINEERING DEPARTMENT

ADDRESS: 4017 N. Mesa St.

ATTN: Kimberly Forsyth, Fred Lopez, or
Jorge Rousselin, Urban Planners

PROPOSED USE: Commercial Development

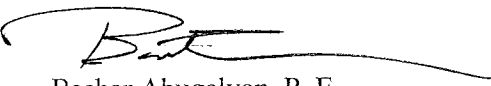
CASE NO.: ZON04-00089

PROPOSED ZONE: C-3

REQUEST: Rezoning from A-2 to C-3

LEGAL DESCRIPTION: A portion of Hart Pre-Emption No. 2.

- ☐ 1. No comments
- ☒ 2. Must be submitted as a subdivision
- ☒ 3. Sidewalks will be required,
- ☒ 4. Grading plan and permit required.
- ☐ 5. Storm Water Pollution Prevention details required.
- ☒ 6. Storm Water Pollution Prevention plan and permit required.
- ☒ 7. Drainage plans must be approved by the City Engineer
- ☒ 8. On site ponding will be required.
- ☐ 9. Private pond is required.
- ☐ 10. No water runoff allowed unto Mesa St.
- ☐ 11. Additional R.O.W. required.
- ☒ 12. Additional Comments: Site location is **not** located within the Special Flood Hazard Area. Zone C, Panel 32 C. There is a culvert within the property that contains the 100 year Flood Plain that requires a drainage easement or drainage agreement.


Bashar Abugalyon, P. E.
Interim Assistant City Engineer

DISTRICT: 1

HME

DHCC Action:

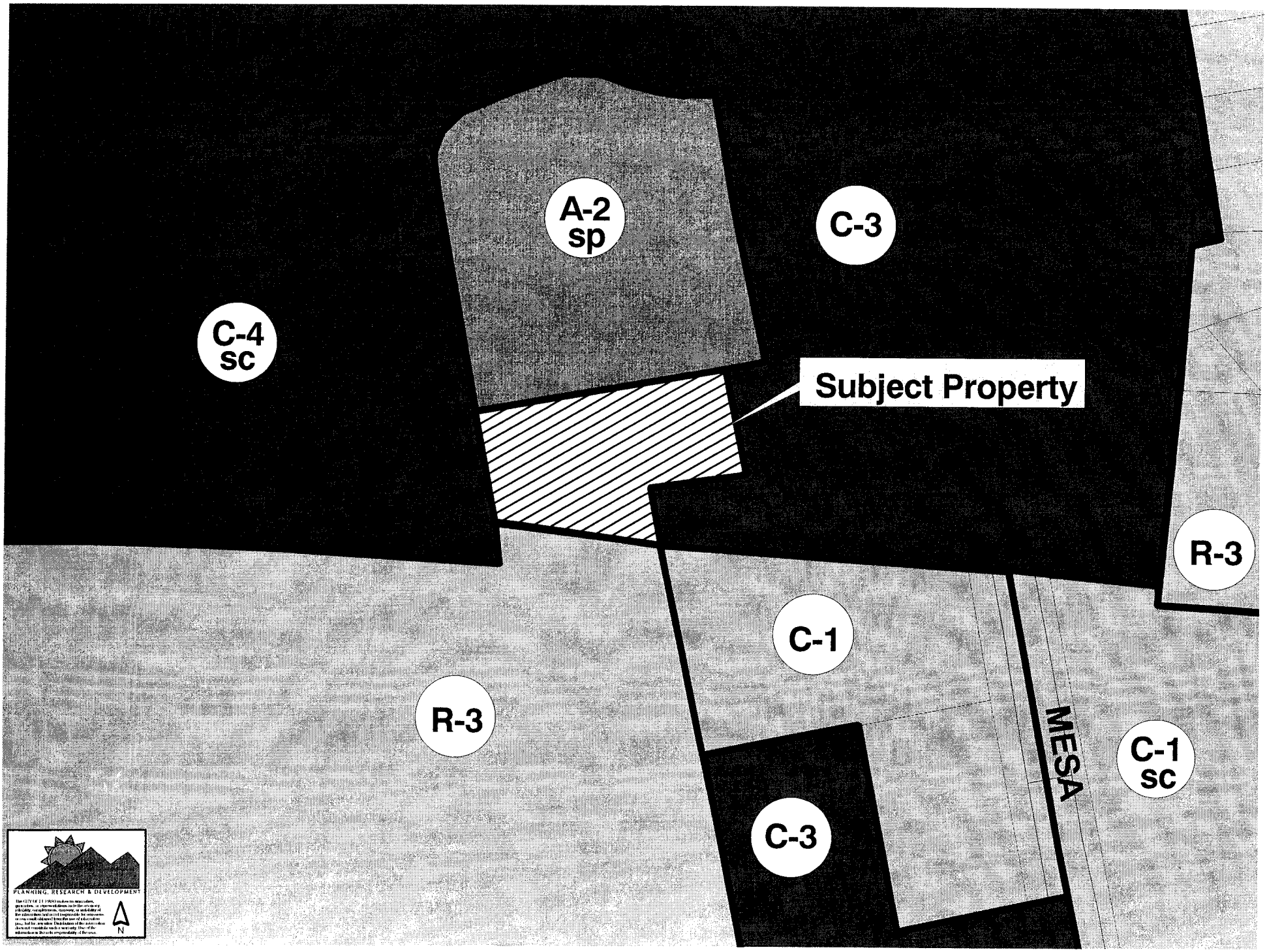
Approved _____/_____/_____

W/ modifications _____

Denied _____/_____/_____ Reason _____

Tabled _____/_____/_____ Until _____/_____/_____, _____ Weeks

Times Tabled _____, _____, _____, _____, _____, _____, _____

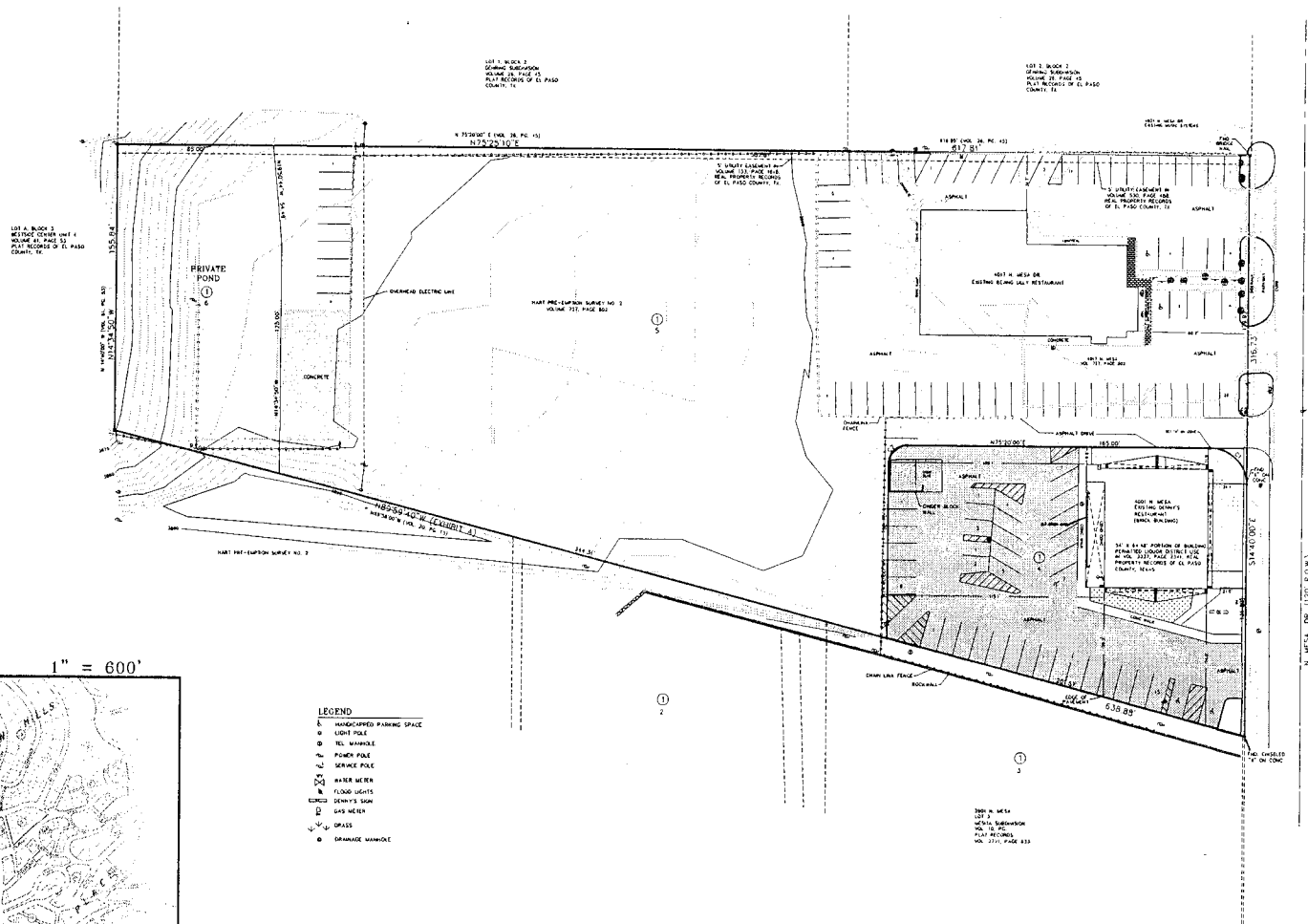


MESA PROFESSIONAL PARK UNIT TWO

BEING A PORTION OF HART PRE-EMPTION NO. 2
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 3.352 ACRES
SITE PLAN

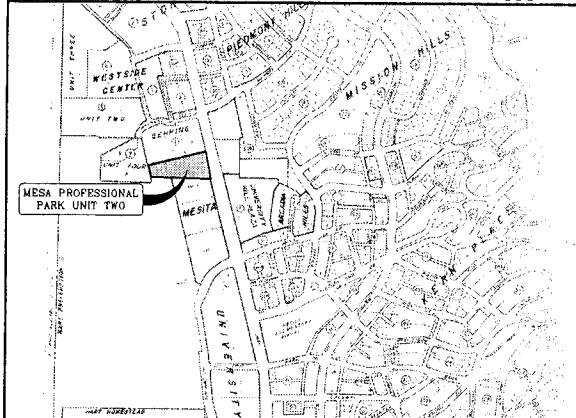
CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	20.00	31.42	20.00	39.78	85.94-00-00" N 10.00-00-00" W
C2	10.00	15.71	10.00	19.14	85.94-25-00" N 10.00-00-00" W

SCALE: 1" = 100'

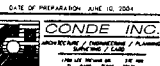


LOCATION MAP

1" = 600'



- LEGEND**
- HANDICAPPED PARKING SPACE
 - LIGHT POLE
 - NO. MANHOLE
 - POWER POLE
 - SERVICE POLE
 - WATER METER
 - FLOOD LIGHTS
 - DECK'S SIGN
 - GAS METER
 - GRASS
 - DRAINAGE MANHOLE



20204-00089